

Residential Description: Single family residence – Hardy House Bed & Breakfast
Owners: Stephen and Patricia Israel
Address: 326 East 5th Avenue, Kenbridge, Virginia 23944



Property front (Eastern) view

Year Built: original 1909; completely renovated, 2006; rear deck, spa, sauna, breezeway, finished 2-car garage w/workshop, 2007; roof and other improvements 2015
Style: 2-story Queen Anne style folk Victorian
Living area: 4200 sq ft
Garage: 750 sq ft
Front porch: 584 sq ft unscreened; wraps to side (original)
Rear deck: 620 sq ft, partially covered, includes sauna room, spa, breezeway
Foundation: original residence, 3 course brick stem wall, daylight bsmt 25%; crawl space 75% garage is filled brick-faced block stem wall and concrete slab

Exterior: original residence, 1x6 pine beveled siding over 1x8 rough pine diagonal sheathing, garage, sauna room added, sided and trimmed with siding to match existing, rear deck is Trex decking and vinyl rail system

Roofing: original residence, 10x16" slate with fish scale design – replacement of 100% of roof with composite slate 50 yr. and copper roof metal – 2015

original front/side porch, new 40 yr membrane roofing, 2005

garage and breezeway composite slate to match, 2007

roof of sauna room is raised seam, 40 yr metal, 2007



original slate roof



new composite slate



downspouts replaced

Other Exterior Views



Northern
View



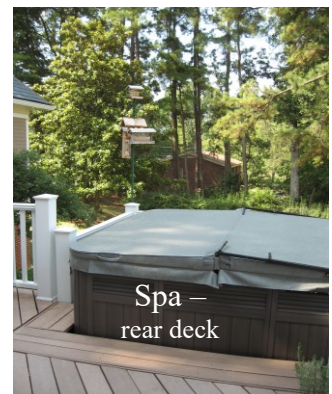
Western
View



Southern
View



Sauna
Room —
rear deck



Spa —
rear deck

Other exterior special features: 3 sets of bow windows, primarily original glass; one picture window with original leaded glass; double chimneys; cupola and weather vane on garage; period style exterior fixtures and walk lighting; exterior flood lights.

Interior: completely gutted and rebuilt, 2005. All old materials and mechanical, electrical, plumbing system components were removed and replaced with new.

Downstairs floor plan includes formal parlor; formal dining room; family room; game room; custom designed eat-in kitchen with new appliances, 2 double sinks, and granite counter tops; powder room; large foyer, center hall and formal front stair; back stair. Refinished hardwood floors mostly original heart pine, some new flooring, all coated with 3 coats polyurethane.

Upstairs floor plan includes master suite with deluxe bath; 3 other bedrooms each with own bath; laundry room, exercise area; large center hall open to foyer below. Refinished original heart pine floors, coated with 3 coats polyurethane; 3 bedrooms have new wall-to-wall carpet over hardwood. Two bathrooms have new mosaic ceramic tile floor over new subfloor. Bathrooms have fully tiled showers and all new, period-style porcelain fixtures.

Ceilings, walls: all new drywall installed 2005 following removal of plaster down to studs. Several bathrooms have new wood wainscoting over new drywall.

Wall covering: all new paint, 2005; normal maintenance since.

Windows and doors: 75% of the windows were replaced 2005 with new thermal-pane, double-hung vinyl windows and screens to match original; 25% of the original wood windows, architecturally significant, were refurbished, repaired and retained IAW historic guidelines. Exterior doors replaced with new insulated fiberglass doors 2005 having thermal-pane glass inserts and new deadbolt hardware, the front door having leaded glass decorative insert as well as thermal-pane.

HVAC: all new 2005, zoned, high-efficiency Lennox central forced-air heating and cooling; 2 air to air heat pumps; one with LP gas auxiliary heat backup; both with humidifiers and high tech filtering units. Programmable thermostats. Annual maintenance schedule.

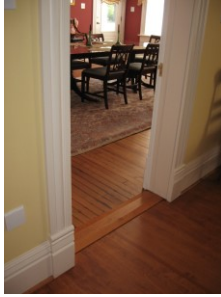


Electrical Service: two – 200 amp service panels with all new electrical wiring, switches and outlets, 2005. Smoke detectors: 10 throughout per code; 4 carbon monoxide detectors; 4 fire extinguishers, new 2005. New central vacuum system; all new electrical fixtures including period-style chandeliers, ceiling fixtures, and sconces; 6 new lighted ceiling fans, and new modern recessed ambient lighting, 2005.

Plumbing: all new piping inside residence, also new city water supply line and city sewer waste line, 2005; all fixtures, faucets, etc. new 2005.

Insulation: new R-13 to R-30 fiberglass insulation in walls, ceilings and floors 2005.

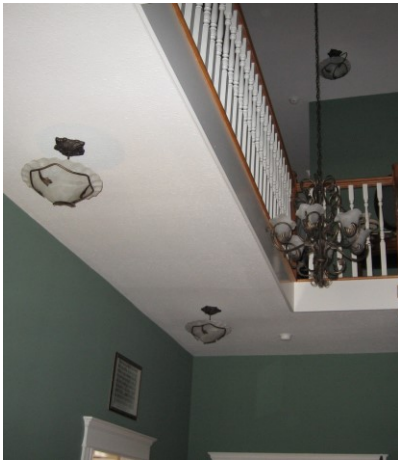
new &
original
flooring;
note central
vacuum
outlet



original
fireplaces
w/gas
inserts,
original
mantelpieces



Other interior special features: 3 original fireplaces, 1 closed off for display only, 2 with new, modern gas inserts and chimney liners; 3 original mantelpieces with mirrors, restored; original interior wood mouldings and doors, original brass interior door hardware restored throughout; wine chiller; original wood mouldings and interior doors. Attics of residence and garage have thermostatically controlled ventilating fans.



new light fixtures; smoke &
carbon monoxide detectors
throughout



new HVAC, plumbing, electrical, and
insulation (throughout)



new 200 amp
electrical panel (1 of 2)

Other exterior improvements:

10' Octagon Vinyl Gazebo



Gazebo and Gardening
Shed have composite
slate roofs with copper
trim to match house.

Landscape: Complete
landscape plan has been
executed including,
water features, concrete
paver walks, decorative
walls, steps, patios and
retaining walls.

10' x 14' Manufactured Gardening Shed





A summer night



A winter day



Formal Dining

This residence, the Louis Atkinson Hardy House, is listed in the Virginia and National Registers of Historic Places and is part of the Fifth Avenue Historic District in the town of Kenbridge, Lunenburg County Virginia. As stated in the Fifth Avenue Historic District description, the Hardy house is perhaps the largest and best articulated example of the Queen Anne style in the District. The house was one of the first residences to be built in the newly incorporated town of Kenbridge. It is a 2½-story, three-bay frame dwelling featuring a wraparound porch with Scamozzi capitals on fluted columns, a complex hipped and gabled roof with rectangular and fish scale slate shingles, a box cornice with applied roundels in the frieze, and a roof balustrade with square posts and turned balusters. The 1"x 6" beveled pine siding is applied over 1"x 8" diagonal sheathing forming a rigid and weather tight exterior that has lasted over 100 years. A copper hidden gutter system provides for storm water drainage. Of particular note are the three sets of rounded bow windows with bent glass. Twin brick chimneys at one time supported 6-8 fireplaces and/or heating stoves. Recently, the widows walk railing on the top roof was installed to match historic photographs.

The first-storey floor plan is a center hall with two parlors and a formal dining room adjoining. Ceilings 11' high and 3' by 7' windows are elegant but also practical. The second storey features a similar center hall, four bedrooms, and 10'6" ceilings and 6' 6" windows. Most interior six-panel doors have a transom for air circulation. Other original interior features include pine floors, ornate mantelpieces, and figured picture mould. One original coal firebox with spring front remains in the formal dining room, surrounded by original Trent tile. Doors, baseboards, and windows exhibit two- and three-piece mouldings which were found in good condition except for multiple coats of paint applied one over another.

Steve and Pat Israel have completely renovated and modernized this fine old home while restoring the floor plan and saving the charm of original wood trim, doors, door hardware, and transoms. Lathe and plaster were removed to facilitate structural repairs and installation of new plumbing, electrical, HVAC and insulation, but the replacement drywall was textured to resemble an older look. A new foundation was constructed for the front porch and additional structural support was added for the main house. Original pine flooring and 3 fireplace mantelpieces were restored to their original stained condition. The center hall was restored, and a stairway matching the original footprint was installed. Access to the useful rear stairway was re-opened, to connect the first and second storeys. Each bedroom has its own bath with bead-board wainscoting and period-style tile and bath fixtures.

New construction included a rear deck and garage or "carriage house" that conform to the house style, and recently, a new composite slate roof matching the original in style, design and longevity.

Louis Atkinson Hardy House

built circa 1909

326 East 5th Avenue

Kenbridge, Virginia



The 5th Avenue Historic District, Kenbridge, VA are listed

on the Virginia Landmarks Register

and

the National Register of Historic Places